175.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,500 /	687,500
					USE VALUE:	687,500 /	687,500
					ASSESSED:	687,500 /	687,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAMATOPOULOS HARALAMBOS
Owner 2:	
Owner 3:	
Street 1:	110 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STAMATOPOULOS HARALAMBOS & -
Owner 2:	STAMATOPOULOS HARRIETT -
Street 1:	110 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,079 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1937, having primarily Aluminum Exterior and 1673 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10079.000	177,900	3,900	505,700	687,500
Total Card	0.231	177,900	3,900	505,700	687,500
Total Parcel	0.231	177,900	3,900	505,700	687,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.91 | /Parcel: 410.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 175.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	177,800	3900	10,079.	505,700	687,400	687,400	Year End Roll	12/18/2019
2019	101	FV	155,700	3900	10,079.	498,400	658,000	658,000	Year End Roll	1/3/2019
2018	101	FV	154,000	3900	10,079.	382,900	540,800	540,800	Year End Roll	12/20/2017
2017	101	FV	154,000	3900	10,079.	361,200	519,100	519,100	Year End Roll	1/3/2017
2016	101	FV	154,000	3900	10,079.	332,300	490,200	490,200	Year End	1/4/2016
2015	101	FV	153,100	3900	10,079.	310,600	467,600	467,600	Year End Roll	12/11/2014
2014	101	FV	153,100	3900	10,079.	286,100	443,100	443,100	Year End Roll	12/16/2013
2013	101	FV	153,100	3900	10,079.	286,100	443,100	443,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13654

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STAMATOPOULOS H	71199-356	1	6/22/2018	Convenience	1	No	No		
STAMATOPOULOS H	61324-211		3/4/2013	Convenience	1	No	No		
	12941-303		3/2/1976		26,300	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
10/22/2008	Meas/Inspect	345	PATRIOT
1/4/2000	Meas/Inspect	243	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10079		Sq. Ft.	Site		0	70.	0.72	6									505,660						505,700	

Total AC/HA: 0.23138 | Total SF/SM: 10079 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 505,660 | Spl Credit | Total: 505,700

User Acct

117322

GIS Ref

GIS Ref

Insp Date

09/08/18

!13654!

PRINT

Date	Time
12/11/20	03:34:47

LAST REV

Date	Time
10/02/18	15:02:23

mmcmakin

USER DEFINED

Prior Id # 1:	117322
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.03224003
Adj $ / SQ:	132.385
Other Features:	55000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	257896
Depreciation:	79948
Depreciated Total:	177948

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

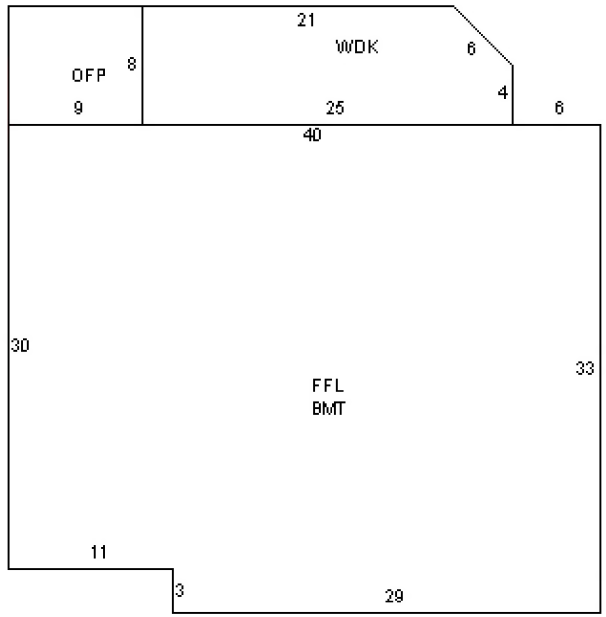
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	119.15
Special Features:	0	Val/Su Net:	62.68
Final Total:	177900	Val/Su SzAd	138.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,287	43.530	56,021
FFL	First Floor	1,287	132.380	170,379
WDK	Deck	192	11.570	2,221
OFP	Open Porch	72	40.690	2,929
	Net Sketched Area:	2,838	Total:	231,550
Size Ad	1287	Gross Are	2838	FinArea 1673

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	F	FR	1960	0.00	T	50	101						
3	Garage	D	Y	1	13X22	A	FR	1950	23.74	T	50	101			3,400			3,400
26	Greenhouse-P	D	Y	1	12X21	F	FR	1960	3.92	T	51	101			500			500
2	Frame Shed	D	Y	1	8x12	A	AV	2003	0.00	T	12.8	101						

More: N | Total Yard Items: 3,900 | Total Special Featues: | Total: 3,900